

**Approved**  
**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**BUILDING SERVICES CENTER – 700 NW 19 AVENUE**  
**DSD Conference Room**  
**Monday July 13, 2015- 9:00 A.M. Minutes**

**Cumulative Attendance**

<b>Committee Members</b>	<b>Attendance</b>	<b>7/15 through 6/16</b>	
		<b>Present</b>	<b>Absent</b>
Amanda Spangler-Bartle	P	1	0
Roosevelt Walters, Vice Chair	P	1	0
Edwin Parke	P	1	0
Brian Poulin	P	1	0
Jonathan Jordan	P	1	0
Skeet Jernigan	P	1	0
*Peter Cooper (apt 8/14)	P	1	0
*Roderick Kemp (apt 11/14)	A	0	1
*Kenneth Walton (apt 12/14)	P	1	0
*Rosalind Osgood (apt 2/15)	P	1	0
*Chenara Anderson (appt 5/15)	P	1	0
*Bradley Deckelbaum (reappt 5/19/15)	P	1	0

\*Members were appointed after July 2014

**Staff**

Al Battle, Deputy Director, DSD  
Avis Wilkinson, Housing Programs Administrator & AHAC Liaison  
AnnMarie Lopez, Code Enforcement  
Raheem Brown, HCD Summer Intern

**Roll Call/Determination of Quorum**

Roosevelt, Vice Chair called the meeting to order at 9:02 a.m. Mandy, Chair arrived and presided for the remaining meeting time. Roll was called by AnnMarie Lopez and a quorum of 8 members was present. Rosaline, Bradley and Chenara came in later. Brian Poulin participated telephonically.

### **Approval of Minutes – June 22, 2015**

Roosevelt motioned to approve the Minutes for June 22, 2015; the motion was second by Edwin and was unanimously approved by vote ;however afterward Edwin stated on page two, first paragraph the statement *All AHAC recommendations but commercial lot sales proceeds were included should be deleted*. Avis Wilkinson explained that Jonathan Brown was saying in this statement that all AHAC recommendations were included except the recommendation for commercial lots sells proceeds and this statement should be included in the minutes. Al Battle stated the wording was not clear and Skeet suggested that the word *but* be changed to *except*. Roosevelt motioned for the amendment to the Minutes, Edwin second and it was unanimously approved by vote that the word **but** be changed to **except** the statement shall read *All AHAC recommendations except commercial lot sales proceeds were included*.

Mandy stated in reference to the Affordable Housing Policy that at one time the Committee recommended that lots be donated or discounted for sale and somehow this item was not included. Skeet stated this document was a new document.

Roosevelt requested for future minutes that all action items be included in the Minutes. For record keeping purposes should someone come along 10 years from now and review the Minutes to see if an item was voted on or recommended by the Committee, there will be a record to show that it was motioned and approved by the Committee. City Staff agreed that minutes will include all action items.

### **Old Business**

#### **Draft Affordable Housing Policy**

In Jonathan Brown's absence Al Battle provided an update regarding the Draft Affordable Housing Policy. Al stated the Committee was given the latest version of the Affordable Housing Policy and a copy was also emailed to each member. The Policy was not adopted at the July 7, 2015 City Commission Meeting and no was information sent to Broward County. A City Commission Agenda item for the Affordable Housing Policy is scheduled for August 18, 2015. The City still has minor technical questions to be resolved before adopting an Affordable Housing Policy. The City does not have enough information and is waiting for the final Housing Study Report from FIU. This report will help to craft the recommendations and there is no real deadline to submit a report to Broward County. AHAC members agreed that we need a complete FIU Report. We want to provide as much information as we can to Broward County on August 27, 2015.

AHAC asked how many units are requested for the Downtown Development Area.

**Response:** 5000 units.

AHAC requested that all future Affordable Housing Policy Drafts have tracking changes and date of revision.

**Reponse:** Future draft copies of the Affordable Housing Policy will have track changes and revision dates. City will provide as requested.

AHAC stated that in reading the latest draft, it is a different writer, the tone is really different. The Introduction is homogenized. Previous drafts spoke specifically to the need of affordable housing.

**Response:** The Policy document is meant to be neutral providing information and recommendations.

AHAC stated include in Article V Action Plan and Recommendations that AHAC Committee work with City to develop an Affordable Housing Trust Fund Ordinance already included in Article II.

**Response:** Article V- Action Plan and Recommendations will be rewritten to address further or next actions to be taken.

AHAC stated the Action Plan includes City's Existing Policies.

**Response:** City agrees. Action Plan being deleted.

AHAC stated HUD's Fair Housing Assessment Policy should be included in the Policy.

**Response:** City will review the New Assessment Process to Affirmatively further Fair Housing for incorporation into the Housing Policy.

AHAC asked does trust fund have a spending deadline.

**Response:** TBD

AHAC asked will the Committee be involved with the creation of the City's Land Disposal Policy.

**Response:** TBD

AHAC asked who within the City will be responsible for the City Real Estate and the development of the Land Disposal Policy.

**Response:** CBRE & City Staff. Parks & Recreation currently is responsible for City owned properties; however as of 10-1-15 this process will be move to the City Manager's Office. CBRE will still be responsible for the administration of the City Own Real Estate.

AHAC asked how AHAC can be engaged at the initial development of City's Land Disposal Policy.

**Response:** TBD

AHAC requested a Copy of City's written document regarding donation of City-owned property.

**Response:** A Copy of the City's legal opinion regarding F.S. 166.0451. will be sent to AHAC members via email.

AHAC stated that an Affordable Housing Ordinance determines Affordable Housing Policy; therefore the Ordinance should be developed before the Policy.

**Response:** Policy is the nuts and bolts of an Ordinance. Must have information to provide direction to create an Ordinance.

AHAC recommends that City Staff have the Affordable Housing and Workforce Housing Definitions available at the August 18, 2015 City Commission Meeting.

The City's Manager wants AHAC's inputs for the Affordable Housing Policy.

AI stated that he was one of the writers of the Affordable Housing Policy and encourages AHAC to provide their valuable feedback regarding the Policy.

All comments should be emailed to Avis and she will forward them to Jonathan and AI for review.

### **Update on Housing Study**

FIU Study was given to AHAC members in the last meeting. H & T will be applied to all geographical areas in the Phase II. The Housing Study was divided into Phases because we are trying to get as much information for the Downtown Development Area as possible.

AI stated that the final Affordable Housing Study-Phase II will be submitted to the City by July 31, 2015 and will be distributed to everyone for review. In the FIU Study a Housing & Transportation (H+T) Index was used to define housing affordability for each City Area including a subset of Downtown Regional Activity Center Areas just south of Oakland Park, West of I 95, all of the Redevelopment Area, 13<sup>th</sup> Street South and SE 17<sup>th</sup> Street. Using the H+T index will create consistent data for all City Areas and provide information for the City's request for the 5000 additional downtown units. Once we receive the document from FIU we will distribute to everyone for review. FIU report is due by end of July. A Housing Study agenda item will be on August 18, 2015. Broward County Meeting is scheduled for August 27, 2015.

AHAC asked were there additional similar studies using the H & T index to compare a matrix for all areas and showing what affordable housing is available and needed in each City Area?

**Response:** H & T will apply to all geographical areas in the City Phase similar to the Broward County Housing Study conducted by FIU.

The AHAC asked if there will be an H & T index Matrix showing Affordable Housing need & Affordable Housing availability in each City Area.

**Response:** The H+T Index will be applied to all geographic areas in the City in Phase II. The FIU Study will be the Wild Card showing how Fort Lauderdale's Transportation Cost affects housing cost.

AHAC stated the H+T Index should be included under Article V-Action Plan and Recommendations of the Affordable Housing Policy.

**Response:** New Section to replace Article V may include this information.

Avis Wilkinson asked AI if a copy of the A.L.I.C.E. report was sent to FIU as per the AHAC's request. AI stated a copy of the Report was forwarded to FIU for review.

AHAC asked what we can do to change City Commission's thoughts about Affordable Housing. There was a brief discussion and the conclusion that Education of the City Commission about Affordable Housing by AHAC and City Staff may be effective.

### **New Business**

AnnMarie Lopez of Code enforcement assisted HCD with the AHAC Meeting. Raheem Brown, Summer Intern Student also attended the meeting with City Staff.

### **Communications to City Commission**

None- AHAC's July 7, 2015 Communication submitted to City Commission was on the Agenda but was not addressed by the City Commission.

### **Agenda Topics for Next Meeting**

- Affordable Housing Policy
- Housing Study

### **Good of the Order**

**Next Meeting Date: September 14, 2015**

### **Adjournment**

The meeting adjourned at 10:35 AM.

[Minutes prepared by Avis A. Wilkinson, Housing Programs Administrator/SHIP Administrator/AHAC Liaison.